

City of Milton Zoning & Subdivision Code Rewrite

Public Workshop

July 26, 2023

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Vandewalle & Associates



VANDEWALLE &
ASSOCIATES INC.



CITY OF MILTON
a community since 1838



Agenda

- | | |
|--------------------------------------------|--------|
| 1. Introductions and Meeting Overview | 5 min |
| 2. Purpose & Process for Ordinance Rewrite | 10 min |
| 3. Input on Key Issues | 50 min |
| • Key Issues Worksheet | |
| • Map Exercise | |
| 4. Questions and Discussion | 20 min |

Purpose for Zoning Code Rewrite

- Increase predictability and simplify development procedures
- Ensure protection of property values, unique resources, and community character
- Address nonconforming situations
- Modernize land use regulations
- Implement Comprehensive Plan and ensure consistency with statutory requirements

Process for Zoning Code Rewrite

- Summer: Input
- Summer: Draft Part 1 (Zoning Districts, Land Uses, Dimensional Tables)
- Fall: Draft Part 2 (Design, Parking, Landscaping, Signage)
- Winter: Draft New Zoning Map
- Winter: Draft Subdivision Ordinance
- 2024: Public Open House, Consider Adoption

Zoning Basics

What is Zoning?

- Regulates how land is used
- Protects public health, safety, and welfare
- Includes a variety of districts – single family, multi family, commercial, industrial and mixed use
- Each district includes allowable land uses, building setbacks and lot sizes, development qualities like signage, parking, landscaping, etc.
- Is one tool of many that is used to implement the Comprehensive Plan

What's The Difference?

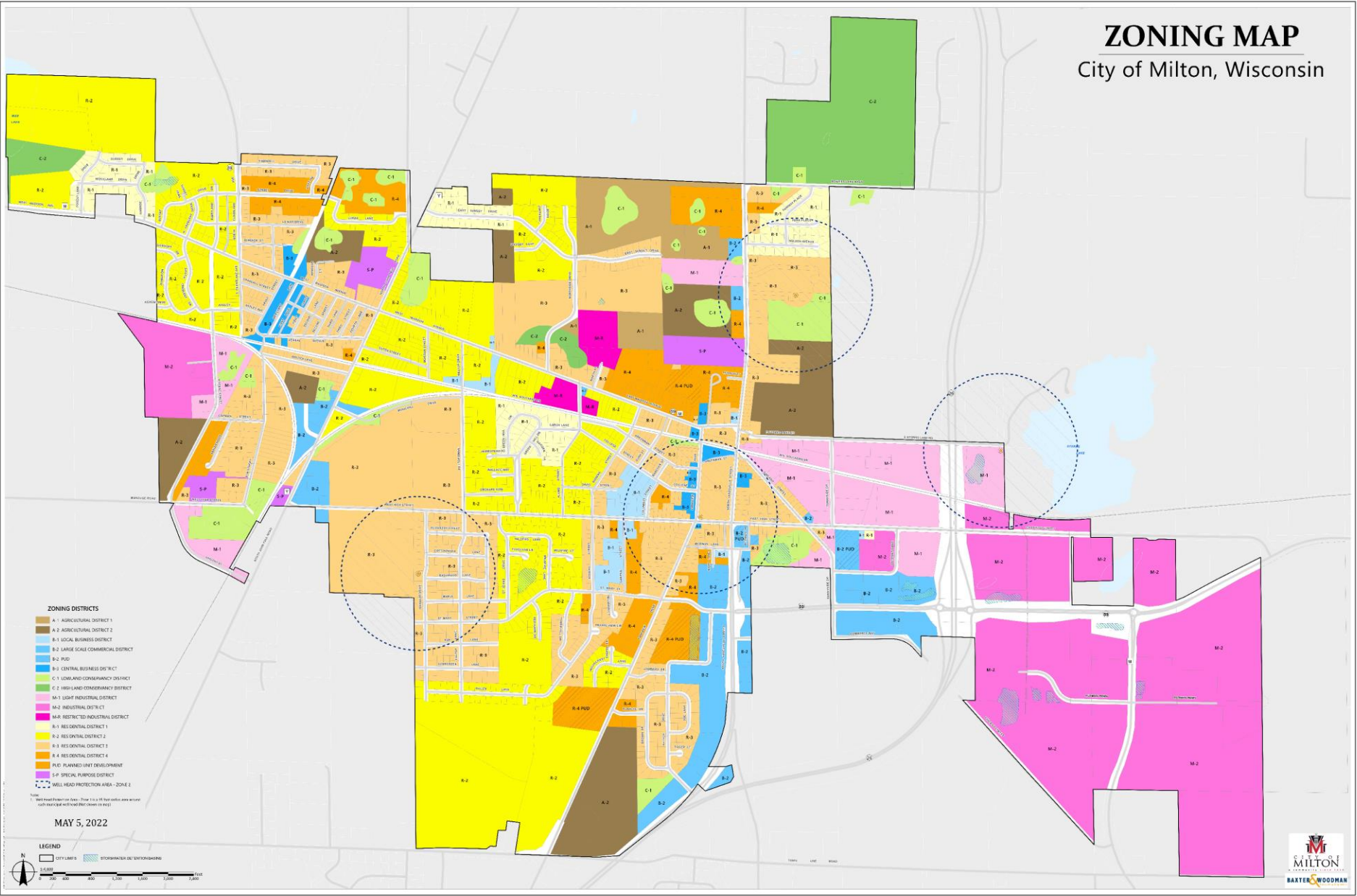
	Zoning Ordinance	Comprehensive Plan	Subdivision Ordinance
What power does it have?	Adopted Policy (ordinance)	Policy Guide (plan)	Adopted Policy (ordinance)
What does it regulate?	Land Use	Future Growth	Land Division
What is it used for?	Implementation Tool	Prioritizes Implementation Tools	Implementation Tool
What does it apply to?	Land in the City	Land in the ETJ	All Division of Land in the ETJ
How is it mapped?	Zoning Map	Future Land Use Map	Parcel Map

Comprehensive Plan Goals

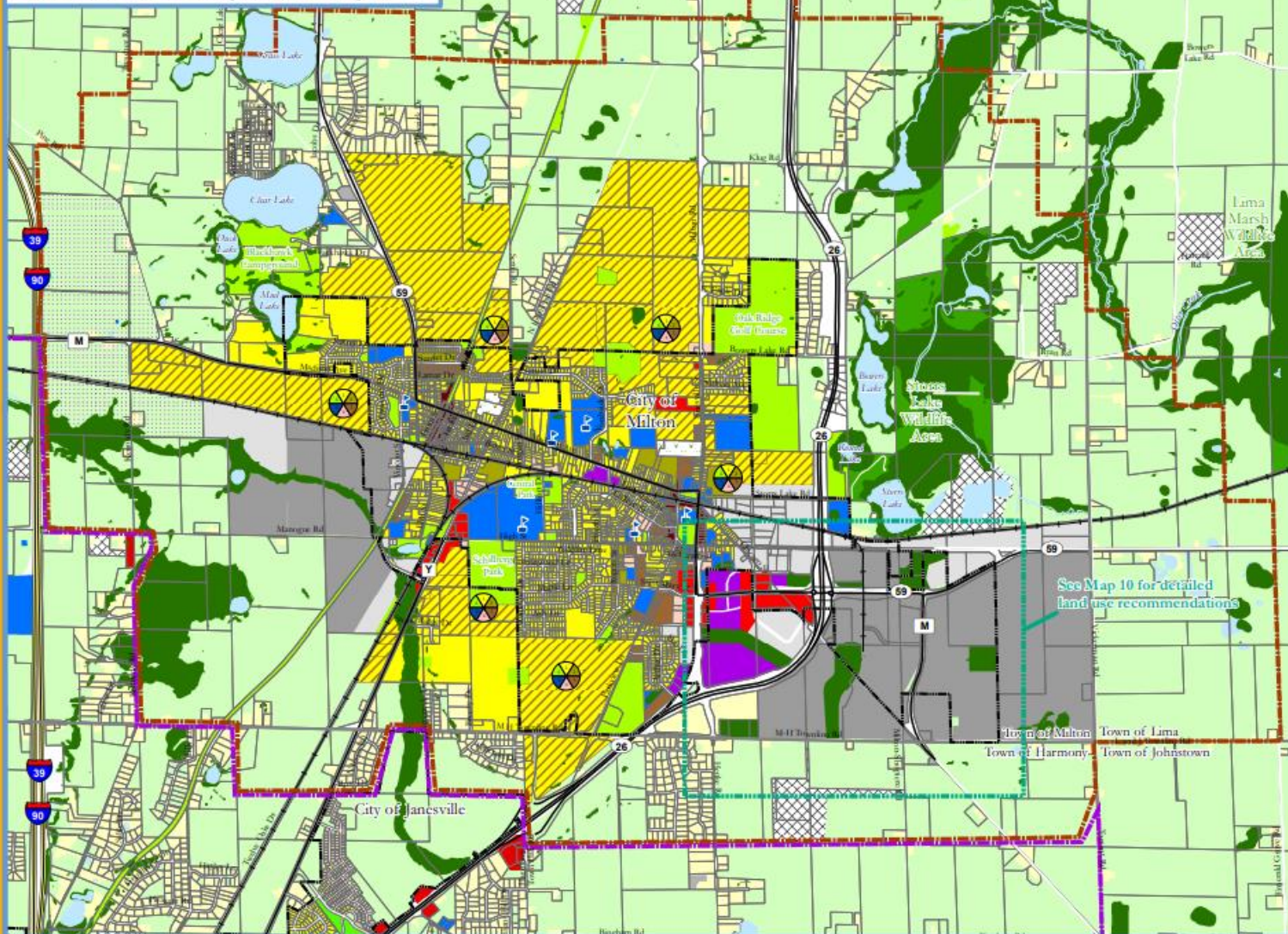
- Greater diversity and mix of land uses
- Promote diversity of housing types with new zoning districts
- Incentivize sustainable best practices (reduce impervious surface, promote compact development pattern)
- Ensure harmonious transitions between zoning districts
- Improve gateways to city
- Improve administration and procedures
- Become compliant with State Statute

ZONING MAP

City of Milton, Wisconsin



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Existing (not future) land use pattern shown for adjacent towns. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified on air photos by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.



City of Milton Comprehensive Plan

Map 6a
Future Land Use - ETJ View

- City Boundaries
- Town Boundaries
- City of Milton Extrajurisdiction
- City of Janesville Extrajurisdiction
- Railroads
- Surface Water
- Schools

Future Land Use Category (Possible Zoning Districts)

- Agriculture/Rural (Town Zoning)
- Residential - Exurban (Town Zoning)
- Residential - Single Family Urban (R-1, R-2)
- Residential - Two Family/Townhouse (R-2, R-3)
- Residential - Multi-Family (R-3, R-4, PUD)
- Planned Neighborhood (Various)
- Neighborhood Business/Office (B-1, B-2)
- General Business (B-2)
- Downtown (B-3)
- Light Industrial (M-1)
- General Industrial (M-2)
- Extraction (Town Zoning)
- Planned Mixed Use (PUD, M-R, M-1)
- Long Range Planned Mixed Use (A-1, A-2)
- Community Facilities (Various)
- Cemetery (S-P)
- Parks and Recreational (Various)
- Public Natural Areas (Various)
- Environmental Corridor (Various)
- Right of Way

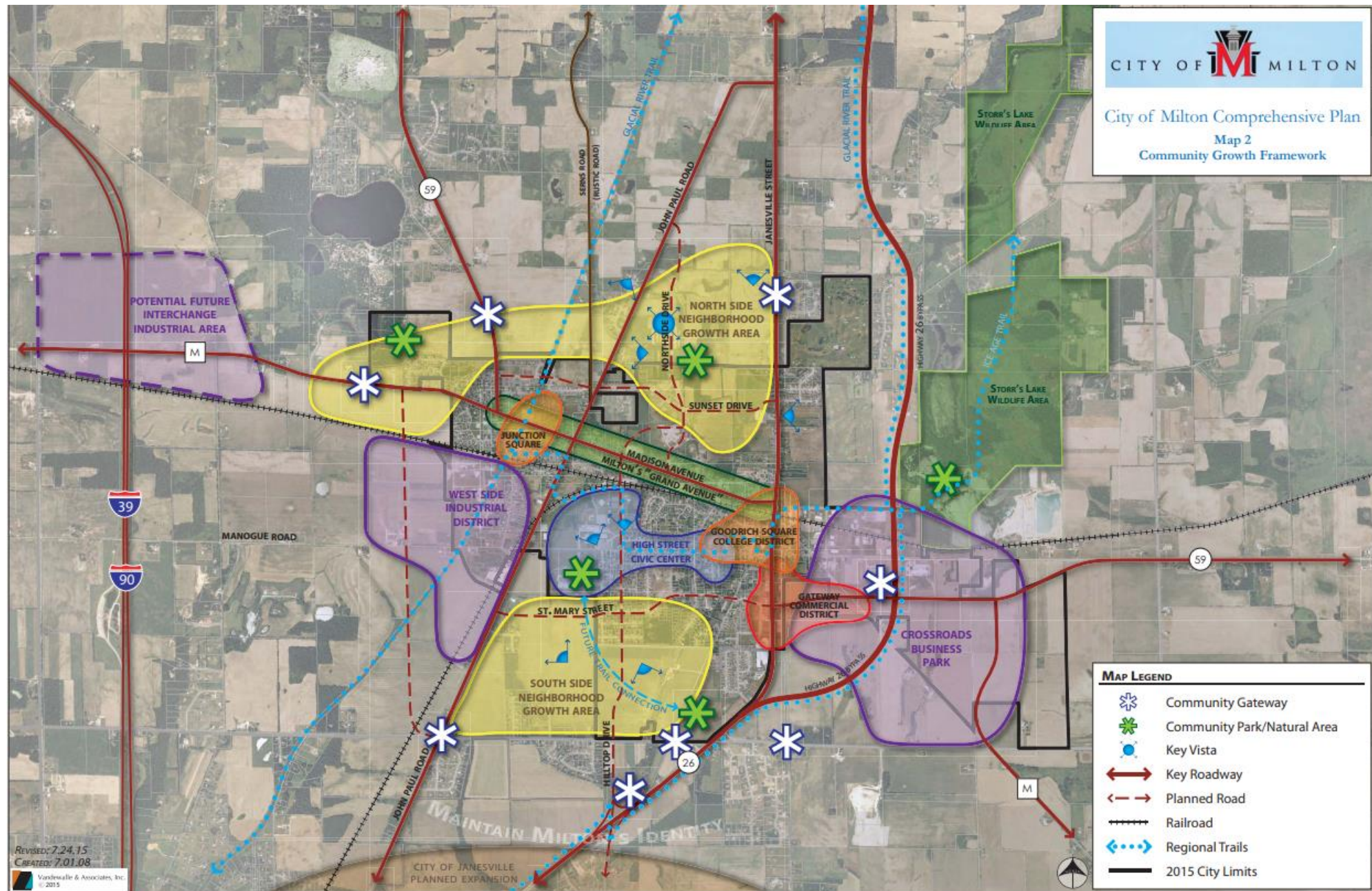
1. Single Family - Urban
2. Two Family - Townhouse
3. Multi-Family
4. Neighborhood Business/Office
5. Community Facilities
6. Parks and Open Space

0 2,000 4,000
Feet

Date: October 6, 2015
Source: City of Milton,
City of Janesville, Rock County

**VANDEWALLE &
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Mapping Services, Mapping Change





How will this Project Affect my Home or Business?

- Makes all lots and homes fully conforming
- Encourage, rather than limit, reinvestment and redevelopment
- Preserve and enhance property values
- Straightforward regulations for garages, fences, sheds, and other improvements
- Greater ease of administration, clear procedures
- New sign regulations that comply with case law

Key Issues Exercise

Tell us what you think!

Key Issues

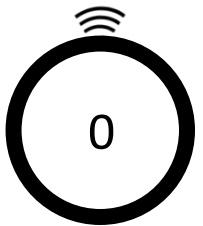
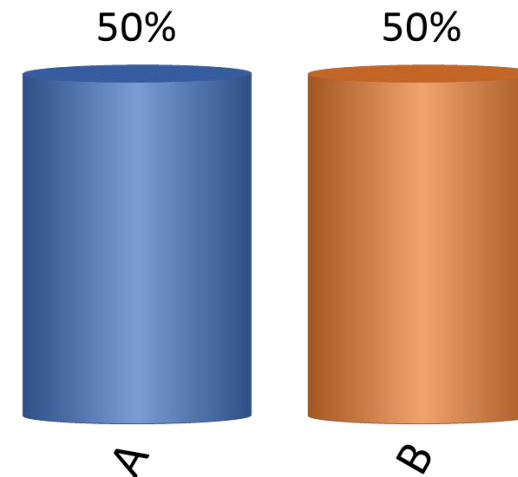
- 1. Parking**
2. New land uses
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6. Signage

Reduce Parking Minimums?



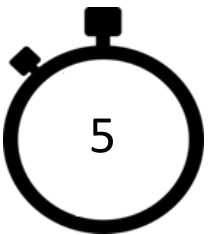
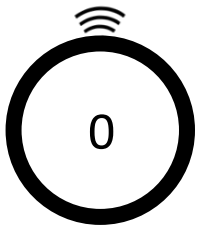
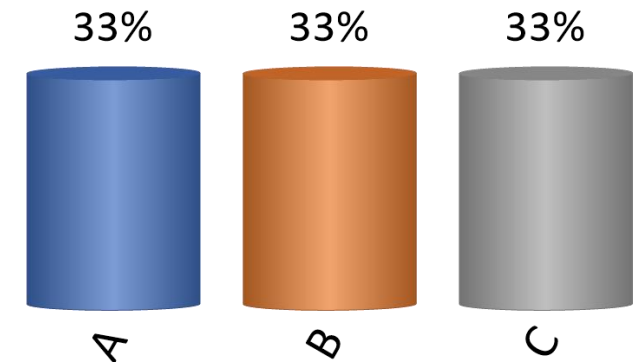
Should parking minimums be reduced?

- A. Yes
- B. No



Which uses do you think should be in the new zoning code?

- A. Minimum bicycle parking requirements
- B. Electric car charging spaces
- C. Park-n-ride



Key Issues

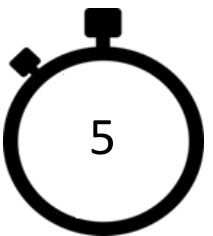
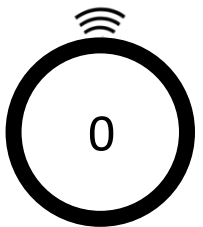
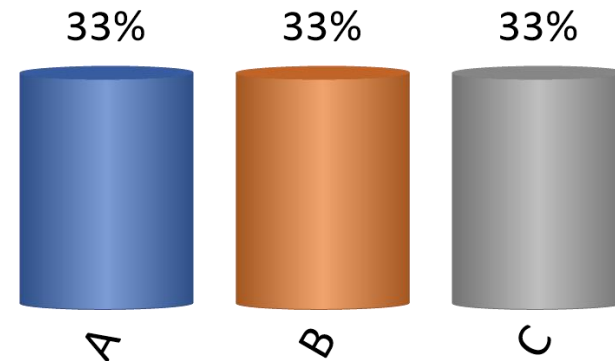
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Mother-in-Law Suites & Accessory Dwelling Units



How should the new zoning code address Accessory Dwelling Units/ In-family Suites?

- A. Allow by Right
- B. Allow with Conditional Use Permit
- C. Prohibit

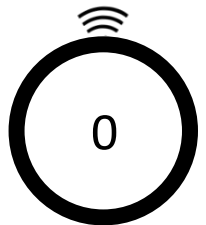
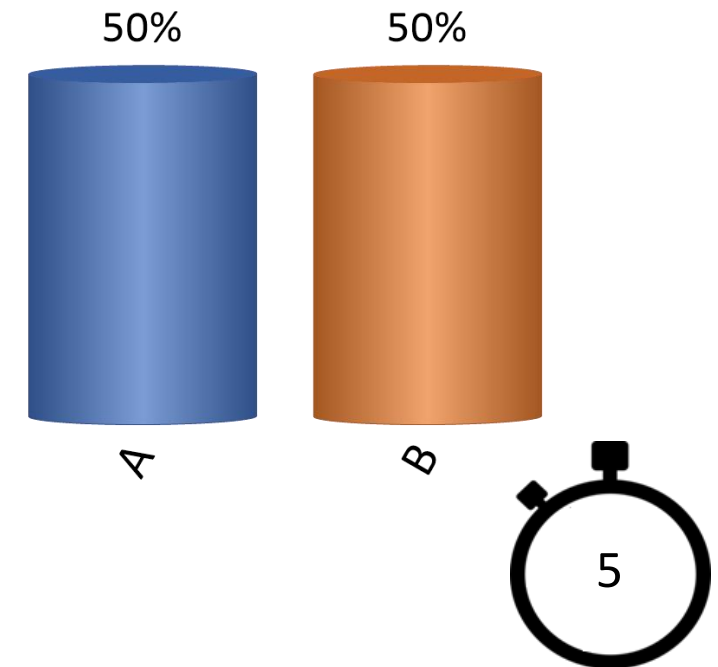


Small-Scale Alternative Energy Uses (Residential Solar and Wind)



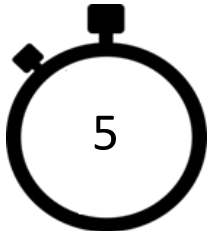
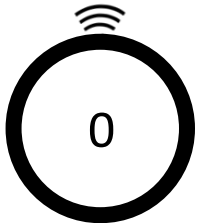
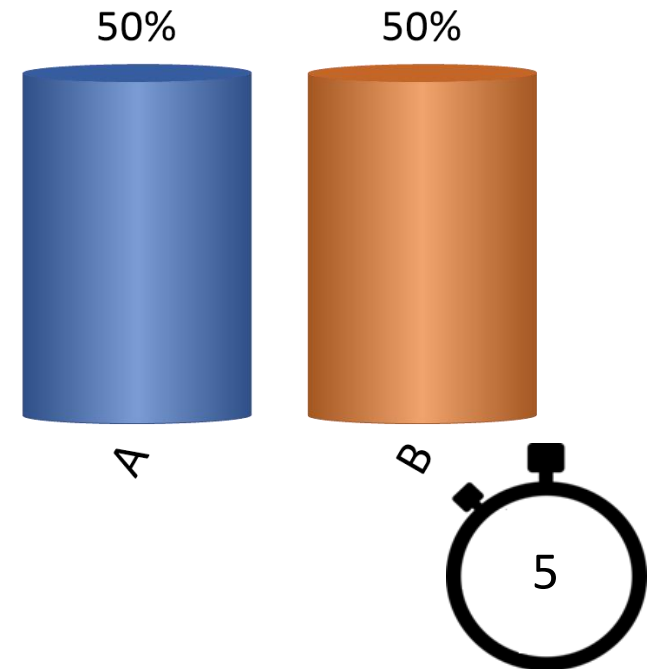
How should the new zoning code address Small-Scale Alternative Energy?

- A. Allow by Right
- B. Allow with Conditional Use Permit



How should the new zoning code address Wind Turbines (commercial)?

- A. Allow by Right
- B. Allow with Conditional Use Permit

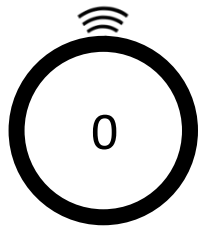
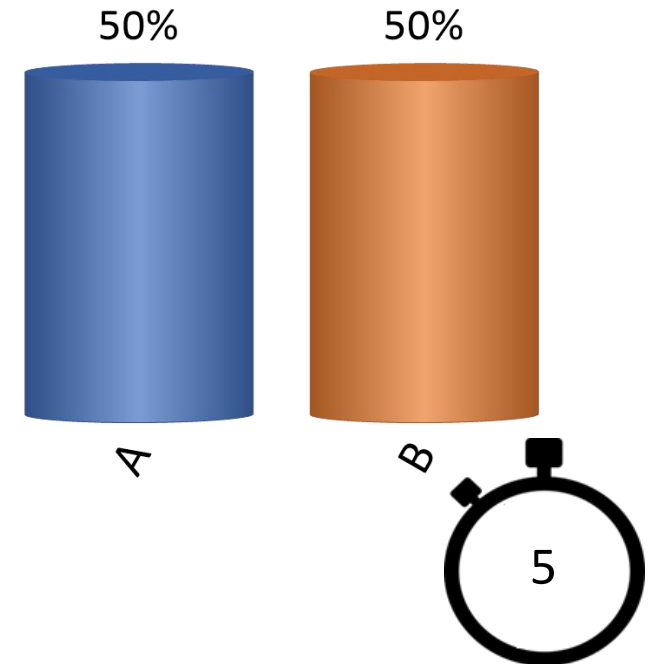


Solar Farms



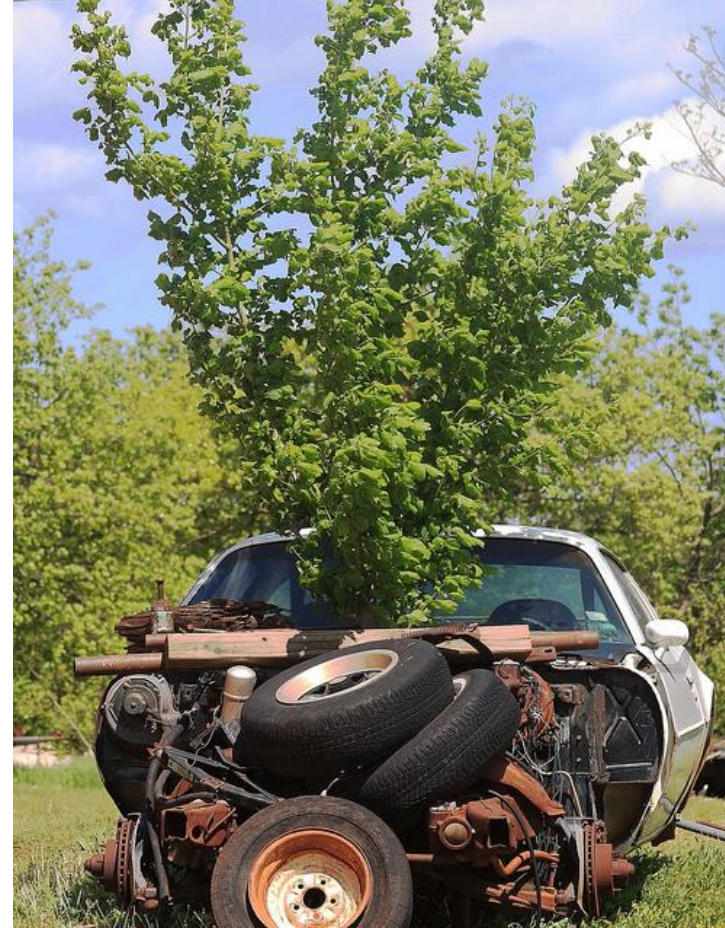
How should the new zoning code address Solar Farm?

- A. Allow by Right
- B. Allow with Conditional Use Permit



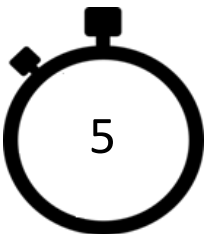
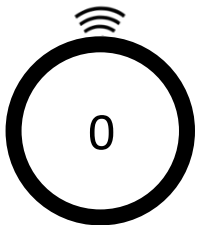
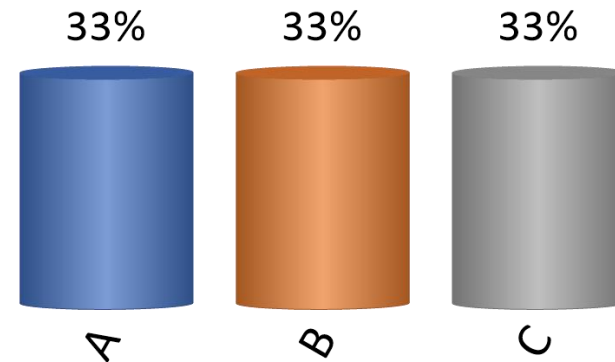
Outdoor Storage of Personal Property in Residential Areas

- Recreational equipment (RVs, Boats)
- Other personal property



How should the new zoning code address Outdoor Storage of Personal Property?

- A. Allow by Right
- B. Allow with Conditional Use Permit
- C. Prohibit

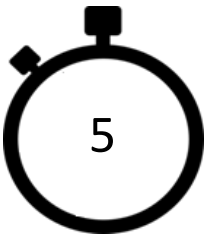
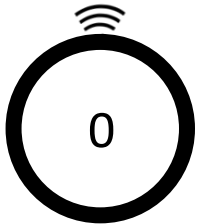
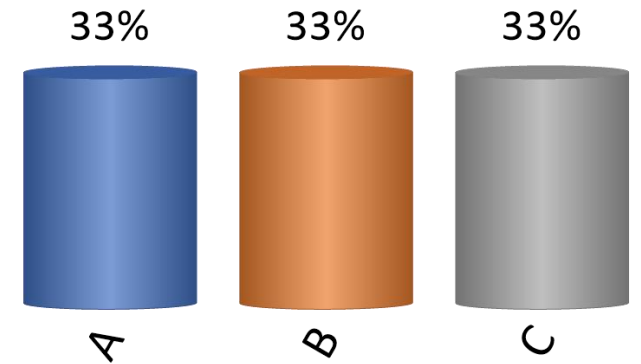


Temporary Shelter Structures in Residential Areas



How should the new zoning code address Temporary Shelter Structures?

- A. Allow by Right
- B. Allow with Conditional Use Permit
- C. Prohibit

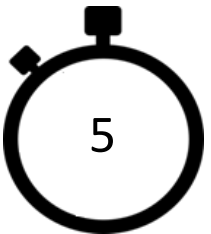
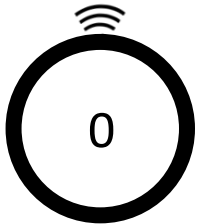
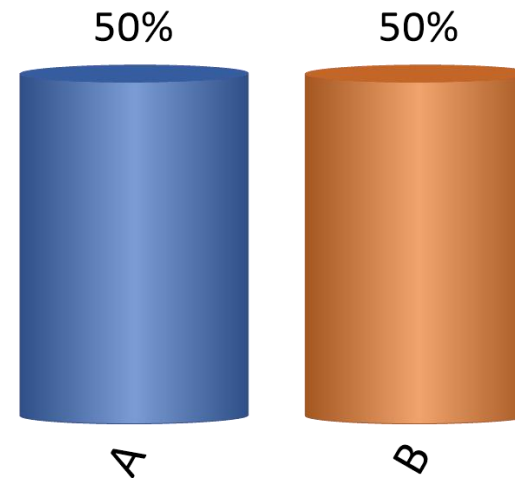


Should “tricky” land uses be regulated as conditional uses? (Allow with more rules and a public hearing)

- Outdoor display
- Indoor commercial entertainment (restaurants, bars)
- Outdoor commercial entertainment
- Drive-through sales and service (drive thrus)
- Commercial animal boarding
- Outdoor maintenance service
- Commercial greenhouse/garden center
- Personal storage facility (mini warehouse)
- Outdoor storage (contractor materials, shipping containers, etc.)

Should “Tricky” land uses be regulated as Conditional Uses?

- A. Yes
- B. No



Key Issues

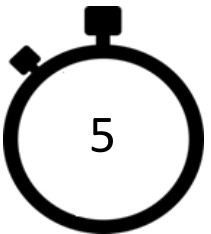
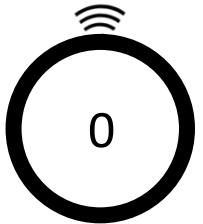
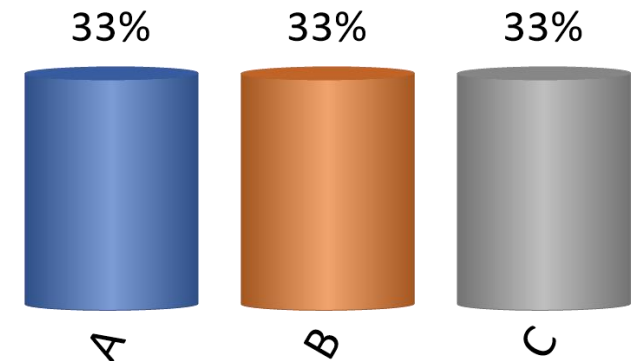
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Varied Scale Multi-Family Development



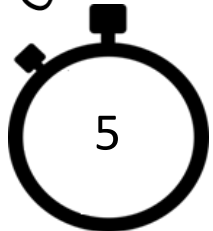
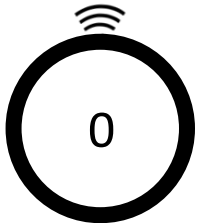
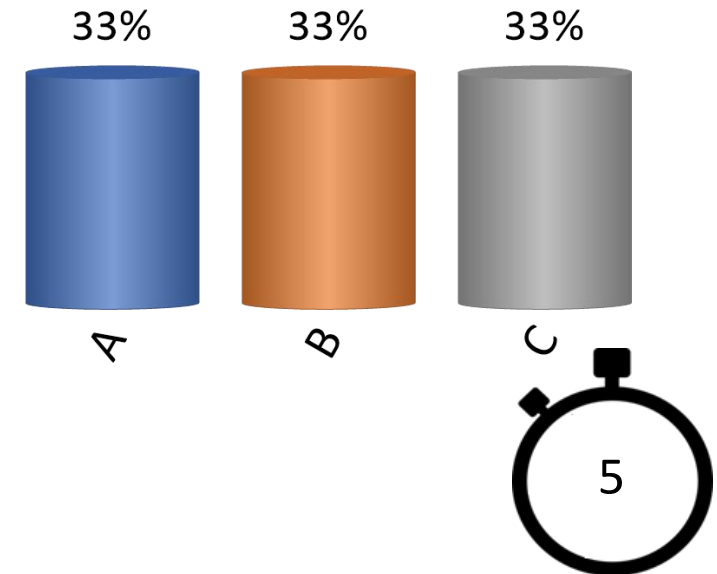
How should the new zoning code address Small-Scale Multi-Family Zoning Districts?

- A. Allow by Right
- B. Allow with Conditional Use Permit
- C. Prohibit



How should the new zoning code address Larger-Scale/High-Density Multi-Family Zoning Districts?

- A. Allow by Right
- B. Allow with Conditional Use Permit
- C. Prohibit

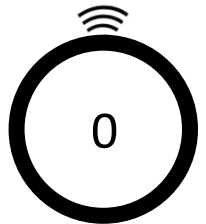
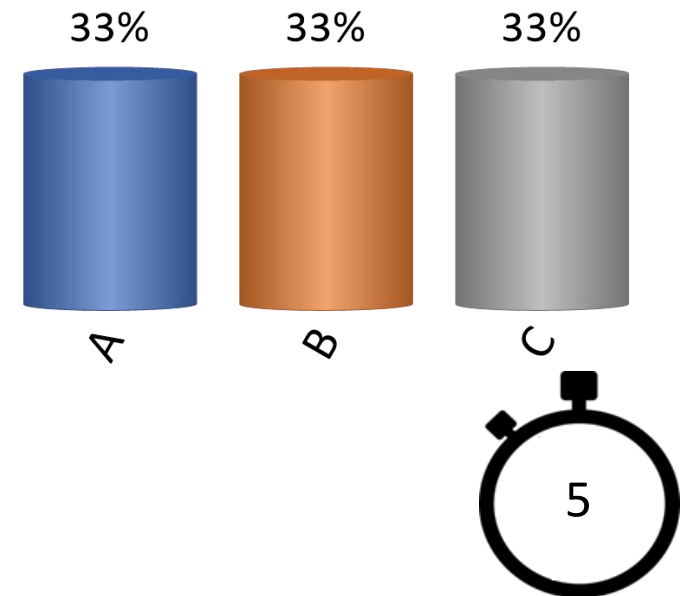


Mixed Use Buildings



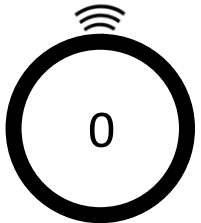
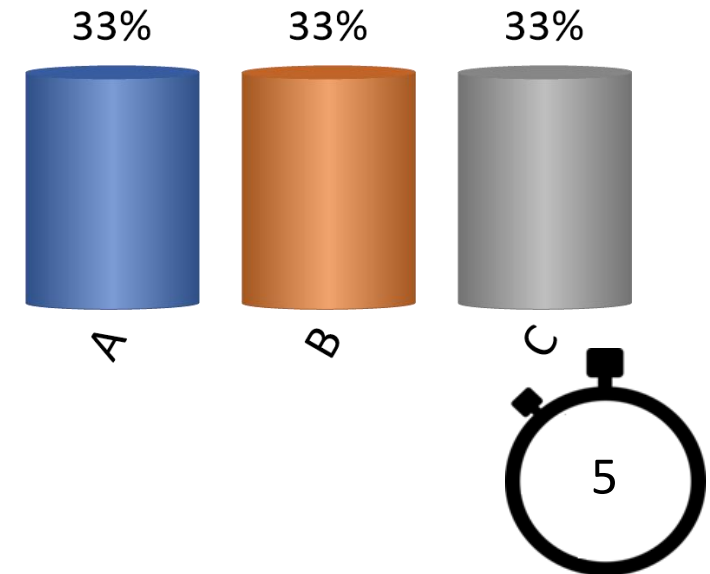
How should the new zoning code address Mixed-Use Buildings Downtown?

- A. Allow by Right
- B. Allow with Conditional Use Permit
- C. Prohibit



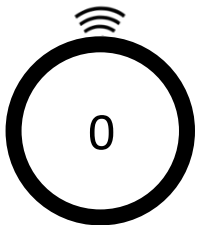
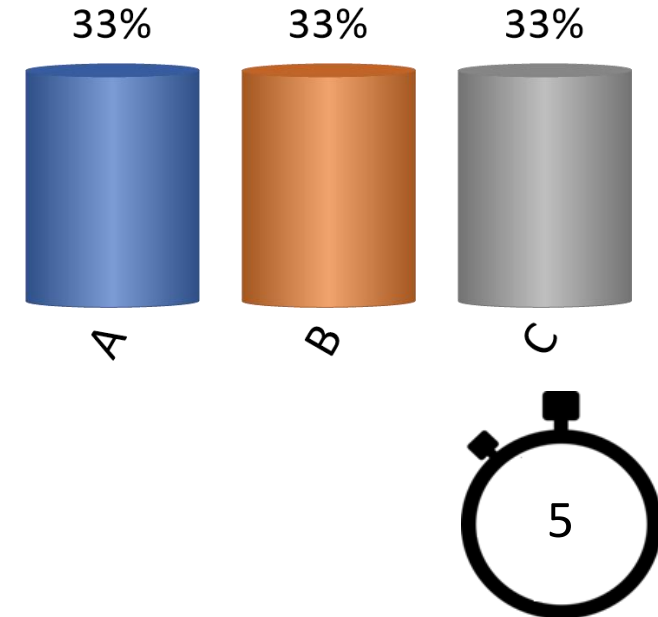
How should the new zoning code address Mixed-Use Buildings on Commercial Corridors?

- A. Allow by Right
- B. Allow with Conditional Use Permit
- C. Prohibit



How should the new zoning code address Mixed-Use Buildings in neighborhood commercial areas?

- A. Allow by Right
- B. Allow with Conditional Use Permit
- C. Prohibit



Key Issues

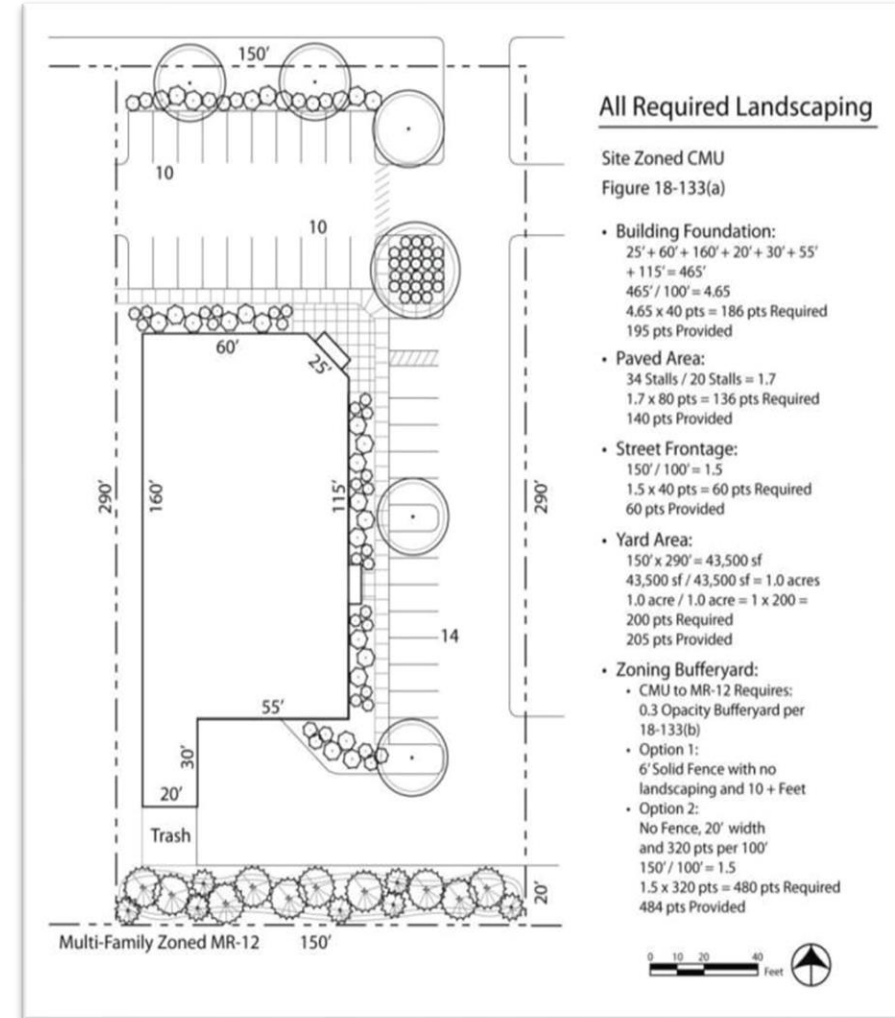
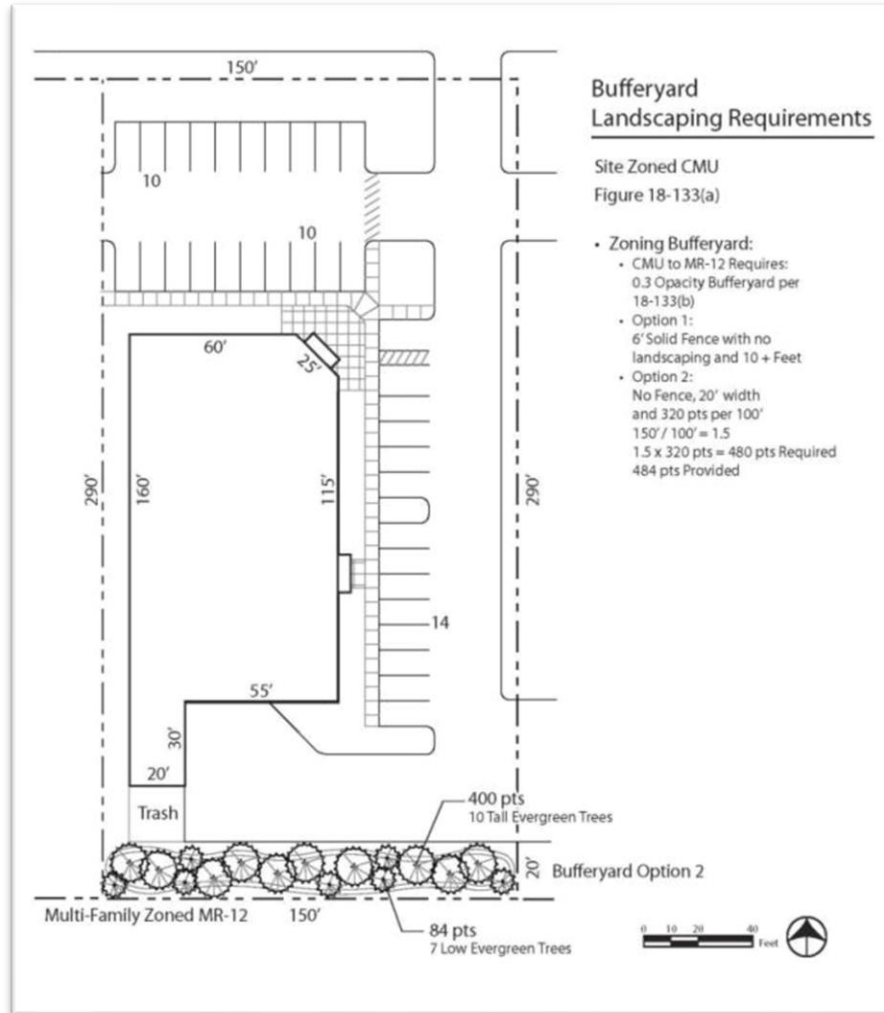
1. Parking
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5. Building and site design standards
6. Signage

Landscaping

- Point-based system for:
- Building foundations
- Yard areas
- Street frontages
- Paved areas
- Bufferyards between different zoning districts

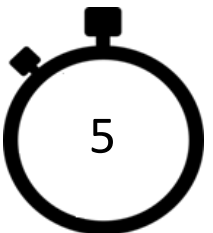
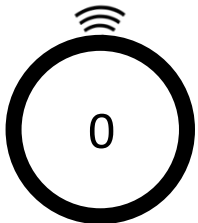
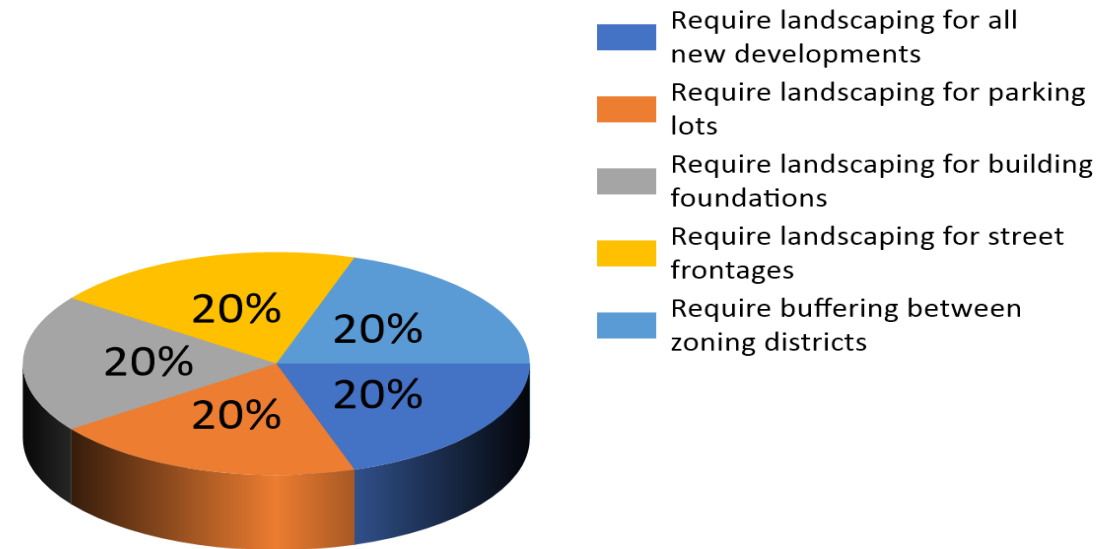


Landscaping



Which landscaping standards should be included in the new zoning code? (Select all that apply)

- A. Require landscaping for all new developments
- B. Require landscaping for parking lots
- C. Require landscaping for building foundations
- D. Require landscaping for street frontages
- E. Require buffering between zoning districts



Key Issues

1. Parking
2. New land uses
3. Mixed use and multi-family
4. Landscaping
- 5. Building and site design standards**
6. Signage

Building Design Standards



Form-Based Code Elements

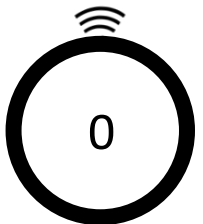
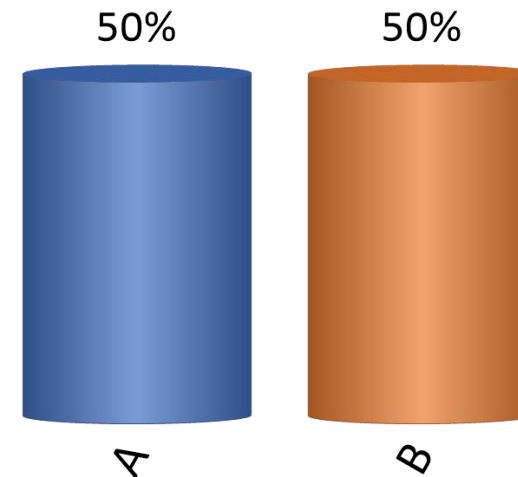
- Form-based zoning provisions focus on the physical form of a development (such building scale and landscaping)
- Modern zoning codes include building and site design standards

Exterior Building Materials

- Prohibit the following citywide:
- Plain concrete walls or panels
- Smooth-faced cinder or concrete block
- Asphaltic siding
- Plywood and other composite materials
- Corrugated metal siding with exposed fasteners (except in the industrial districts with enhancements)

Do you support prohibiting certain exterior building materials in the new zoning code?

- A. Support
- B. Do Not Support



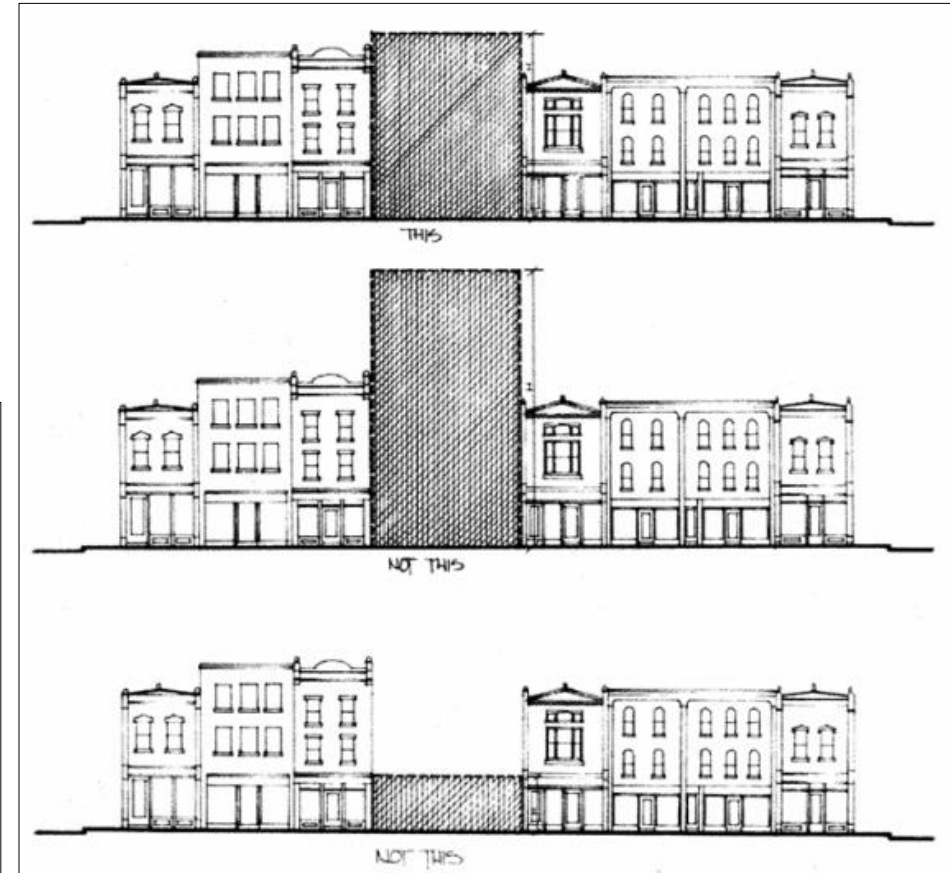
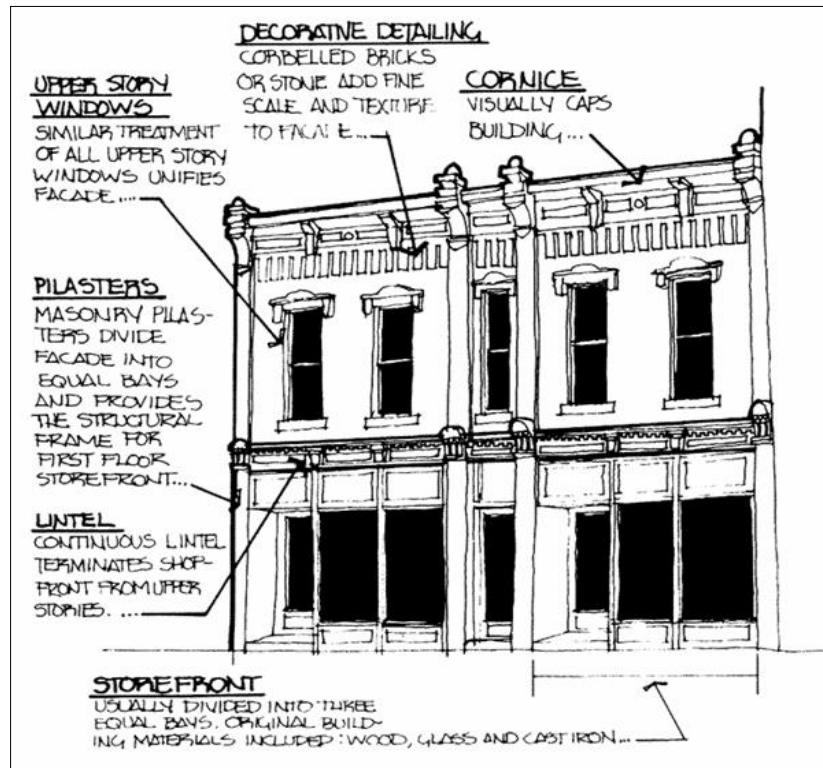
Downtown Character



Downtown Design Standards

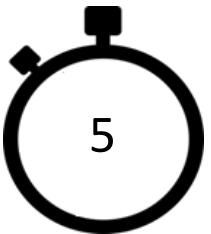
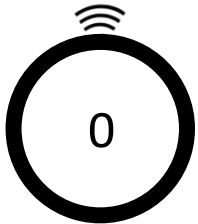
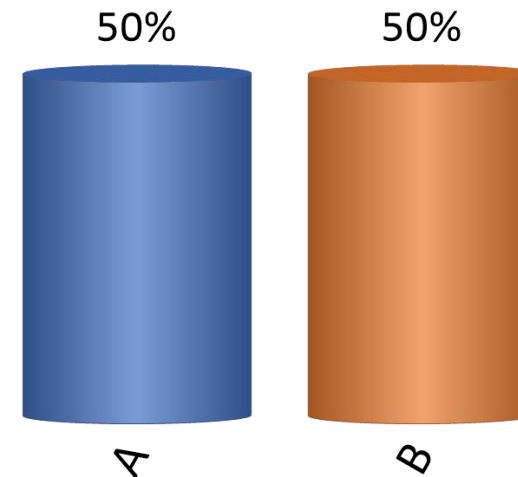
- Already some great design guidelines to build on
 - Could be more specific "downtown character" building standards (i.e. minimum of two stories, minimum zero-foot setback)
- Signage
- Restoration/infill
- Prohibit the following exterior building materials: gravel aggregate, vertical metal or wood siding, and vinyl siding

- Building mass
- Horizontal and vertical rhythms
- Roof forms



Do you support custom downtown design standards in the new zoning code?

- A. Support
- B. Do Not Support



One and Two Family

- Applied only to new construction or building additions
- Avoid garage-dominated façades
- Encourage compatible building additions with matching exterior materials
- Avoid walling-in windows and doors
- Encourage open front porches with reduced setbacks



Multi-family

- Maximum building size
- Exterior building materials
- Location of dumpsters and parking areas
- Site design



Neighborhood Commercial

- Maximum building size
- Exterior building materials
- Site design



Office and Institutional

- Exterior building materials
- Location of dumpsters and parking areas
- Site design



Community/General Commercial

- Outdoor storage
- Exterior building materials
- Location of dumpsters and parking areas
- Site design



Light/Limited Industrial

- Outdoor storage
- Outdoor activities
- Exterior building materials
- Location of dumpsters and parking areas
- Site design



Heavy Industrial

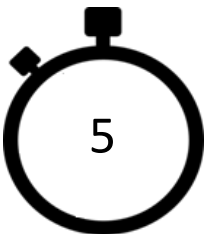
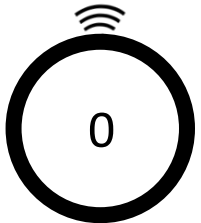
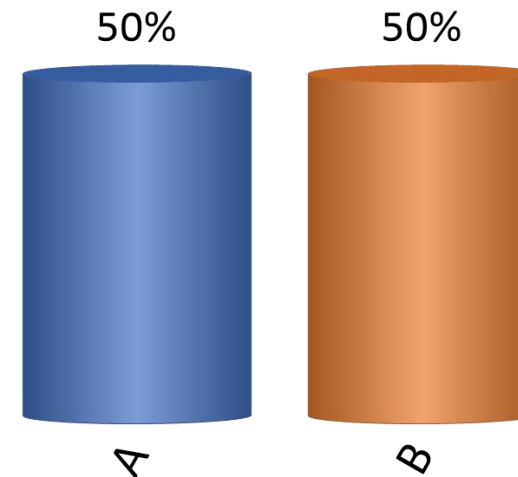
- Outdoor storage
- Exterior building materials
- Location of dumpsters and parking areas
- Site design



Do you support design standards for One- and Two-Family Buildings, Multi-Family, Neighborhood Commercial, Office, Community Commercial, and Industrial?

A. Support

B. Do Not Support

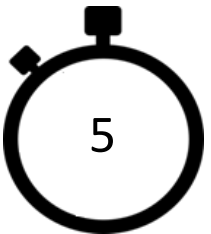
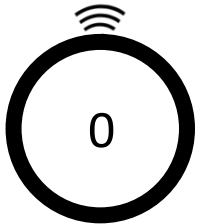
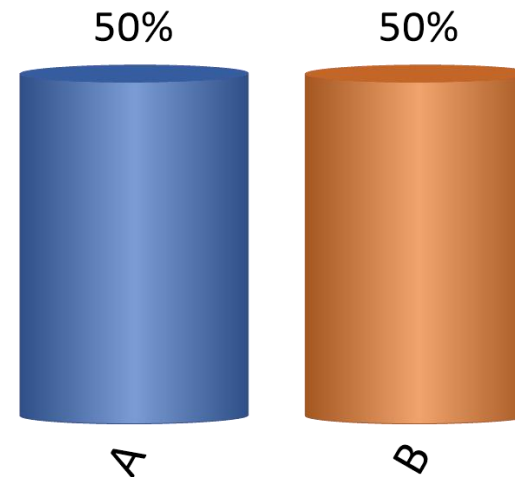


Require Screening of Outdoor Storage: Commercial, Light Industrial, Heavy Industrial



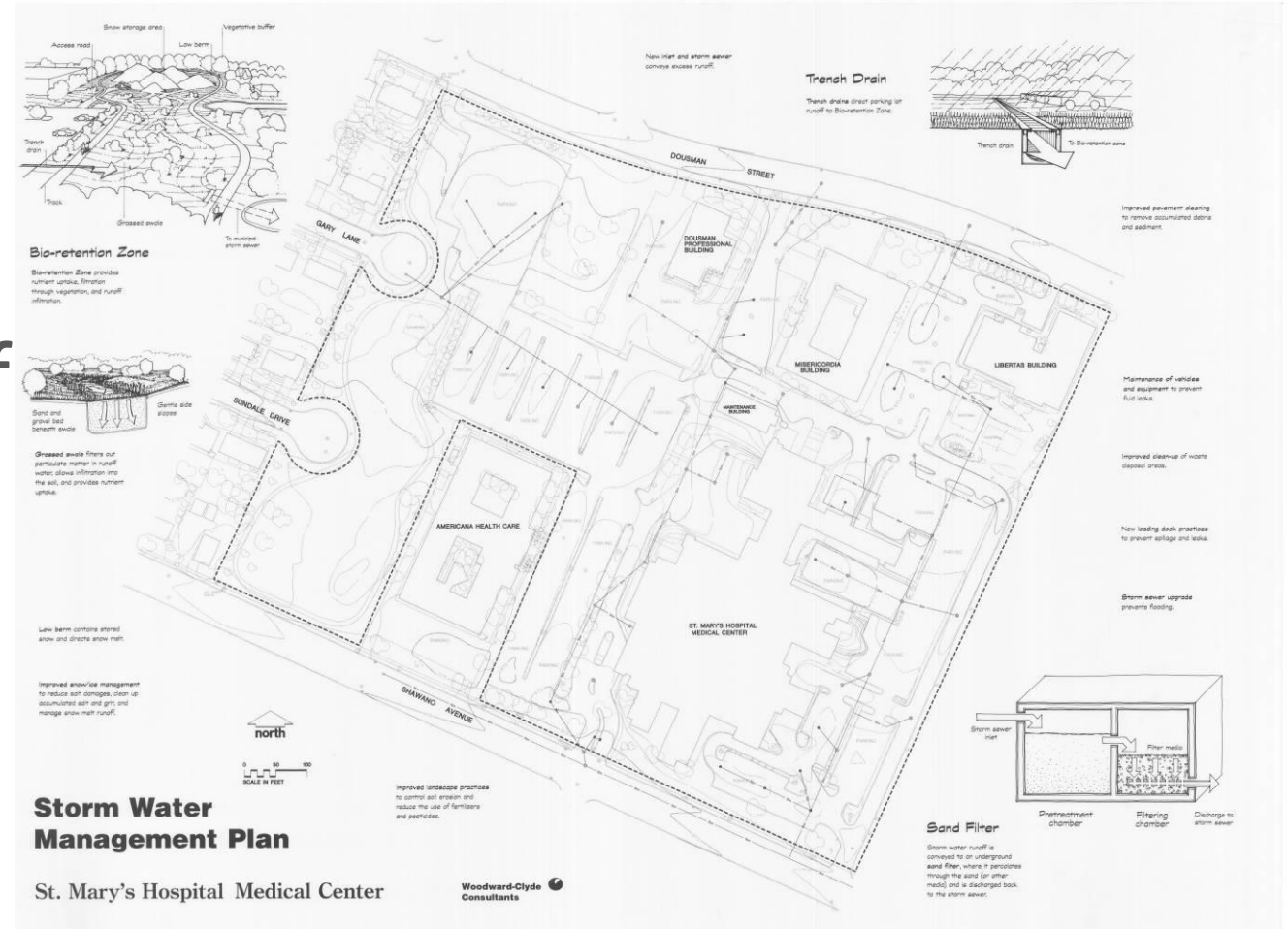
Do you support required screening for Outdoor Storage?

- A. Support
- B. Do Not Support



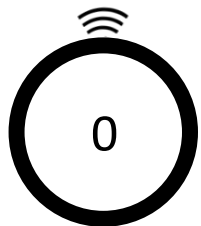
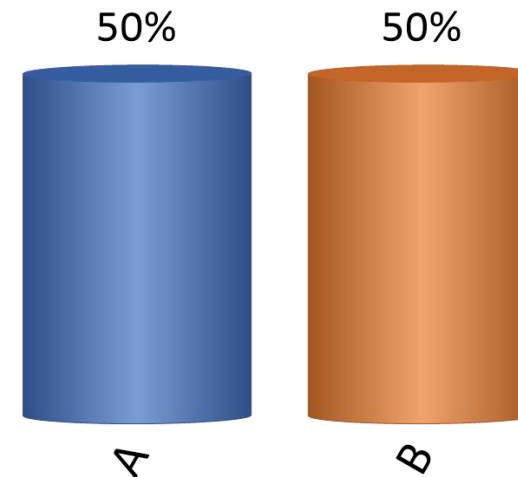
Maximum Impervious Surface Limits

- The maximum amount of surface which prevents, impedes, or slows infiltration or absorption of stormwater



Do you support Maximum Impervious Surface Limits?

- A. Support
- B. Do Not Support

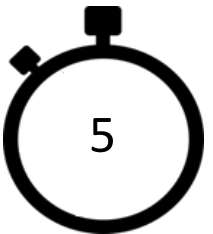
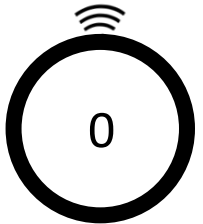
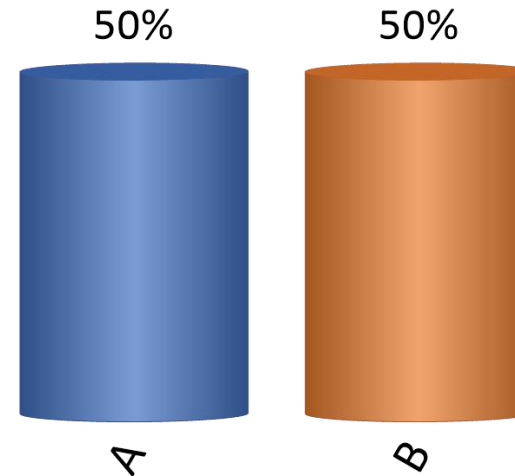


Site Design and Facilities That Support Bike and Pedestrian Use/Access

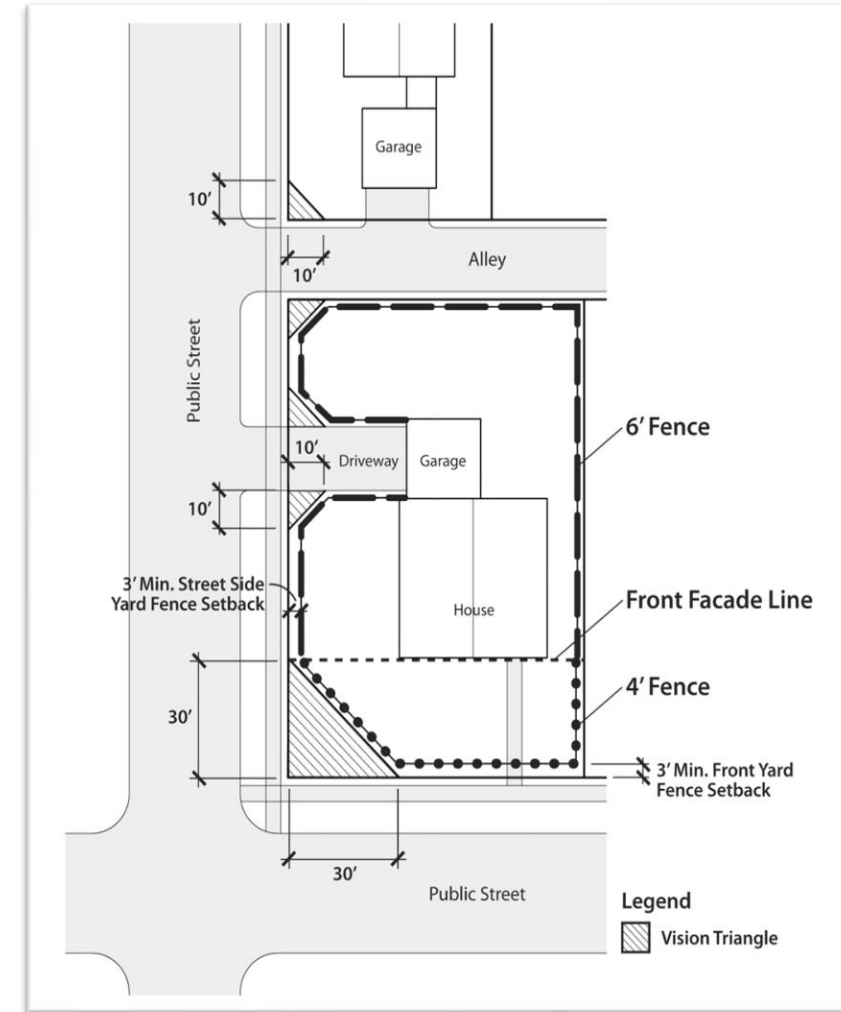
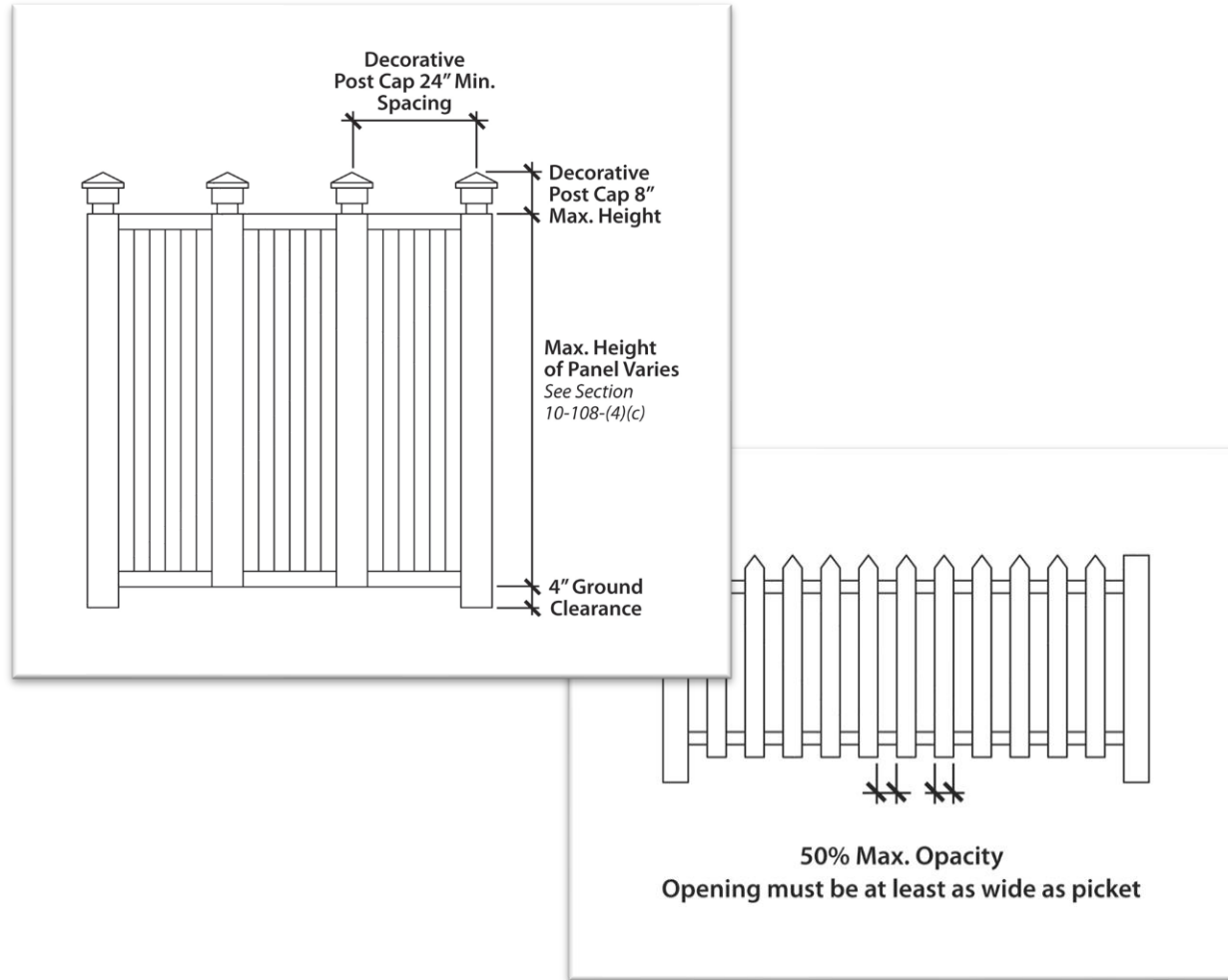


Do you support site design and facilities that support bike and ped uses?

- A. Support
- B. Do Not Support

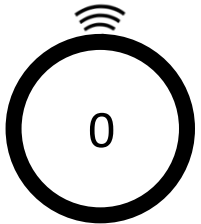
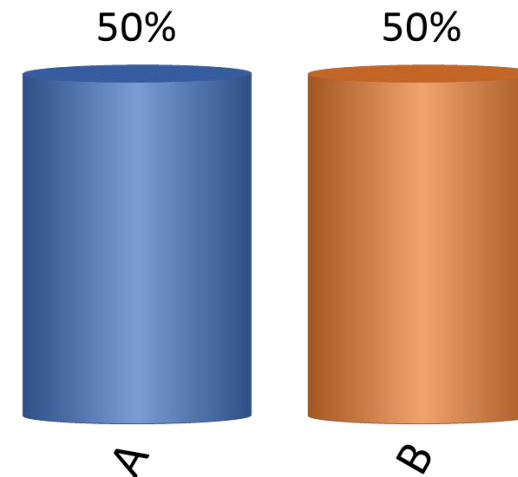


Fences



Do you support development standards for fences?

- A. Support
- B. Do Not Support



Key Issues

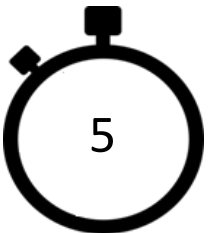
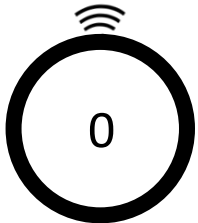
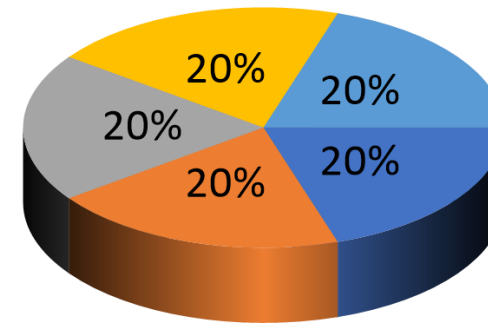
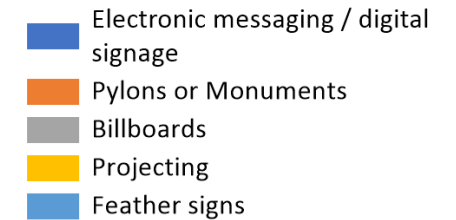
1. Parking
2. New land uses
3. Mixed use and multi-family
4. Landscaping
5. Building and site design standards
- 6. Signage**

Signage



Which sign types do you think should be in the new zoning code? (check all that apply)

- A. Electronic messaging / digital signage
- B. Pylons or Monuments
- C. Billboards
- D. Projecting
- E. Feather signs



Issues Discussion

Mapping Exercise

Tell us what you think!

Mapping Exercise

- Zoning doesn't match the land use (“wrong” zoning)
- Poor land use transitions or incompatible land uses
- Property maintenance concerns
- Examples of good development projects
- Examples of good signage
- Areas for increased density or compact development

Mapping Discussion

Next Steps

- Plan Commission Kick-Off August 1, 2023
- Draft Part 1

Thank You! Questions?